



# Housing Authority of the City of Alameda

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## MINUTES

### REGULAR MEETING OF THE HOUSING COMMISSION OF THE CITY OF ALAMEDA HELD WEDNESDAY, MAY 20, 2009

The Commission was called to order at 7:00 p.m. by Chair Kurrasch.

#### PLEDGE OF ALLEGIANCE

#### 1. ROLL CALL

Present: Commissioner Gormley, Pratt, Schlueter, and Chair Kurrasch

Absent: Commissioner Balde and Trujillo

#### 2. CONSENT CALENDAR

Commissioner Schlueter moved acceptance of the Consent Calendar. Commissioner Pratt seconded. Motion carried unanimously. All items accepted or adopted are indicated with an asterisk.

\*2-A. Minutes of the Housing Commission Special Meeting held March 23, 2009. Minutes were accepted.

\*2-B. Draft Minutes of the Board of Commissioners Regular Meeting held April 7, 2009. This report was for information only.

\*2-C. Budget Variance Report. This report was for information only.

\*2-D. Quarterly Investment Report. The Housing Commission accepted the report on the Housing Authority's investment portfolio as of March 31, 2009.

#### 3. AGENDA

3-A. Authorizing Chair and Director to Determine Conference Attendees. Executive Director Michael Pucci stated that yearly the Housing Commission is asked to appoint the Chair and the Executive Director to determine conference attendees. He explained that a survey is sent to all Commissioners asking them which conferences they prefer to attend, the selection results of the four conferences are included in this report. Mr. Pucci would like the Housing Commission to authorize the new Chair, elected in July, and the Executive Director to determine attendance of the conferences. He went on to explain the summer conference in Portland is just after that time and a decision needs to be made soon. Mr. Pucci asked that the existing Chair and Executive Director be appointed to make the decision. Commissioner Schlueter moved authorizing the existing Chair and the Executive Director to determine conference attendees for the next year. Commissioner Pratt seconded. Motion carried unanimously.

3-B. Appoint Committee to Nominate Housing Commission Officers. Mr. Pucci said this is a yearly procedure done annually to ask the Housing Commission to appoint an ad-hoc committee to determine who will be the officers for the next fiscal year starting July 2009. The officers would take office at the July Housing Commission meeting.

Commissioner Schlueter asked how many members are needed on the committee. Mr. Pucci responded two.

Commissioner Schlueter and Pratt volunteered and were appointed. Chair Kurrasch said he would be happy to help if needed. This ad-hoc committee was appointed to nominate officers for an annual term starting July 2009.

- 3-C. Recommend Award of Contract for FY 2010 Landscape Maintenance Services. Mr. Pucci stated the Housing Authority went out to bid on March 27, had a bid conference on April 7, and bids were opened April 29. Only two bids were received, one from Tree Sculpture and one from BSM, he apologized for not knowing what BSM stands for. Although BSM's first year bid was for \$98,844, lower than Tree Sculpture's, Tree Sculpture's bid for the three year period is lower. The recommended award to Tree Sculpture is based on the lower bid and past experience. The bid will be awarded for one year increments based on performance and can be extended based on good performance.

Commissioner Schlueter asked if the Housing Authority has had experience with both services. Mr. Pucci responded there has been no landscape experience with BSM but they do provide janitorial service for the Housing Authority office which has been fine. Due diligence was done by checking job references, however, most of the jobs had very little or no turf and we have quite a bit of grass. Otherwise they looked fine.

Commissioner Pratt asked if Tree Sculpture was located in the East Bay. Mr. Pucci responded yes.

Commissioner Pratt moved the Housing Commission recommend to the Board of Commissioners to:

1. Award a contract to Tree Sculpture Group, Inc. for ongoing landscape maintenance services starting July 1, 2009, for \$99,096, and with the option to renew the contract for up to two additional one-year terms with increases of 2 percent the second year and 25 percent the third year, contingent upon funding and a good contractor performance evaluation;
2. Authorize the Executive Director to execute the contract.

Commissioner Gormley seconded. Motion carried unanimously.

#### 4. ORAL COMMUNICATIONS

Shirley Koblick, Independence Plaza resident, spoke about how she saw dog rules enforced in downtown Manhattan, NYC. She was opposed to Independence Plaza becoming a playground for dogs and believes Independence Plaza is a people place.

Ina Boyles, Independence Plaza resident, said the dog on her floor does not like her. She had to call the paramedics because of her high blood pressure and is not sure if her insurance carrier is going to pay the bill for this. She believes everyone should follow the pet rules.

Chair Kurrasch asked Mr. Pucci to explain the rules. Mr. Pucci said dogs are not supposed to be running loose or attacking people or biting people.

Ms. Tanya Bursey, Managed Housing Manager, read the Pet Policy rules.

Mr. Pucci went on to say the dog everyone is referring to lives on the third floor of the building. As Ms. Bursey stated the rules say certain building are indicated for pets but the dog should be on the first floor of the building. It is the Housing Authority's mistake that the dog and its owner were placed in that unit. Staff understands it is creating discomfort for other people on the floor and is working to relocate the tenant with the dog to the proper unit on the first floor. As soon as an opening occurs the dog and owner will be relocated.

Mercedes Bongolan, Independence Plaza resident, lives where the dog lives. Ms. Bongolan believes the dog is vicious as it barks, shows his teeth, and snarls at seniors. She expounded on the importance of rules. She said the dog owners do not effectively abide by the pet policies.

Carol Matil introduced herself as an Independence Plaza resident living in a non-pet building. She believes there must be an equal way to balance this dilemma. Taking away a pet is wrong, there must be a solution.

Chair Kurrasch asked what the HUD policy is regarding pets in senior complexes. Mr. Pucci explained there are two laws; one Federal law and one State law. The law says housing authorities can establish their own policies regarding pets. Additionally, both State and Federal law say that seniors can have pets.

Chair Kurrasch asked Norman Ng and Tanya Bursey to keep close track of issues. He said incidents need to be reported immediately to Mr. Ng or Ms. Bursey.

Beverly Alexander, Independence Plaza resident, said the majority of dogs in the building are friendly and love people.

Commissioner Schlueter stated that when there is an incident it should be reported immediately so there can be follow-up by management.

Speaker Marion Scire, Independence Plaza resident, said the dog in question is her dog. She said the dog was evaluated today by a certified person and was not vicious.

Chair Kurrasch said this issue will be on the agenda next month.

A speaker asked about the muzzle. Mr. Pucci responded that the owner is physically unable to muzzle the dog.

Speaker Dorothy Mall, Independence Plaza resident, said she must decide to keep her dog.

A speaker asked why tenants who are fearful of dogs can't be moved to the non-pet buildings. Chair Kurrasch said tenants can not be forced to move. He repeated that on June 17<sup>th</sup> this issue will be on the Housing Commission agenda.

## 5. COMMISSIONER COMMUNICATIONS

Chair Kurrasch was happy to see the parking lot construction underway at Independence Plaza.

Commissioner Pratt mentioned the off-agenda report Commissioners received on the Customer Satisfaction Survey for 2009. She said it was very good and believed staff should be commended for assembling it and following-up. Commissioner Pratt thanked Mr. Pucci for the material.

Commissioner Gormley discussed her conference attendance in Santa Barbara and the facilities she visited in the city.

Chair Kurrasch said Santa Barbara has a benefactor. When the City was asked what they needed for senior housing, funds were provided from outside. He said they are not facing problems other cities are facing. Mr. Torrey provided information regarding other cities fiscal charts and he is thankful the Housing Authority has its own funds. Chair Kurrasch believed we are all in for interesting times again.

Board member Michael Torrey asked Mr. Pucci when there would be a workshop on disaster preparedness. Mr. Pucci stated it should be scheduled next month but it will not include Esperanza. Esperanza will have its own workshop another time.

## 6. ADJOURNMENT

There being no further discussion, Chair Kurrasch adjourned the meeting at 8:01 p.m.

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Arthur A. Kurrasch, Chair

Attest:

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Michael T. Pucci  
Executive Director / Secretary

